RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Bruce Bodor and Janette Bodor

GRANTEE(s)
James Roberts

Davidson County DEEDTRS
Recvd: 12/08/04 14:40 3pgs
Fees:18.00 Taxes:296.00
20041208-0146513

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 8, 1994 and recorded on July 12, 1994 at Book 9405, Page 493 in the Register's Office of Davidson County, Tennessee, Bruce Bodor, and Janette Bodor conveyed to Thomas Staten, Sumner Co. or Brenda Archbold, Sumner Co., as Trustee for Secretary of Veterans Affairs, an Officer of the United States of America, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **CHRISTOPHER L. PALMER** as Successor Trustee by instrument of record recorded on November 30, 2004 as Instrument No. 20041130-0142072 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor-Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on December 1, 2004 at the Davidson County Courthouse in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to James Roberts, at and for the sum of $40,540.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by James Roberts of the sum of money so paid, receipt of which is hereby acknowledged, the Successor Trustee, does hereby grant, bargain, sell, and convey to the said James Roberts, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Described property in Davidson County, Tennessee being Lot Number 42, on the plan of Beaumont Place, of record in Book 332, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description. This conveyance is made subject to the following: 1. Taxes resulting from supplemental, revised, or corrected assessments under Tennessee Code Annotated, Section 67-5-603, et seq. Being the same property conveyed to Grantor by deed from Jesse Brown, Secretary of Veterans Affairs, dated July 8, 1994, being recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Commonly known as: 205 Manchester Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto James Roberts, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee, has hereunto set his hand and seal this 14 day of December, 2004.

Christopher L. Palmer
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss:.
COUNTY OF PULASKI)

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Christopher L. Palmer, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Successor Trustee, for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 14 day of December 2004

DONNA JEAN BRYANT NOTARY PUBLIC PULASKI COUNTY, AR COMM. EXP. 8-4-2010

Notary Public

My Commission Expires: _____

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $40,540.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 80,000.00
Sarah Evans
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF DEC 20 04
Deputy Register

ACKNOWLEDGMENT

STATE OF _____)
)ss:
COUNTY OF _____)

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
James Roberts
201 Thompson Lane
Suite 200
Nashville, TN 37211

Parcel No. 083-06~~-0~~ 132

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388